

October 19, 2005

City of San Jose
Planning Department

RE: Evergreen Community College Site

My name is Kenneth R. Connors and I am an owner and administrator of MegaByte Pizza Co. located at 5623 Silver Creek Valley Road in San Jose. Our restaurant is located in the Canyon Creek Plaza Shopping Center on Silver Creek Valley Rd.

Our restaurant opened in April of 2001 within the new retail center. As you know restaurants have a high degree of failure and we work very hard to keep our doors open to the public.

After learning of the proposed new college site I am very concerned about the possibility of numerous new restaurants opening in that area. When we entered into a lease with Canyon Creek Plaza we were told that the only other close retail center would be the six (6) acre site at the college, which would probably have a few restaurants. This did occur and I believe if you check with each and every one of them, I'm sure we are all just hanging on.

Located within our center are two other restaurants that from my observation are struggling to stay open. We seem to have the largest sales activity and are just breaking even. I can't even imagine what they are going through. Over a period of four plus years we have seen virtually no increase in sales activity and occasionally a drop from previous years.

We contribute a considerable amount of property and sales tax revenue every year to the City of San Jose. I feel if any more restaurants open in our trade area (college site is less than a mile from our center) it would almost be certain that we would end up closing and not only would the city lose tax revenues, many employees would be without a job.

After reading the report prepared by Metrovation on September 13, 2005 I was curious to know how they assume that restaurants are in high demand (they didn't speak with us) when there are many days and nights that our revenue does not even come close to a break even. It's known that Cosentino's Market, which is in our center, is struggling every month?

Please honor your previous commitments to the Evergreen area regarding the expansion of this site, especially in reference to the October 23, 1996 letter from Mike Hill the Vice Chancellor of the college. I welcome any discussions regarding this matter.

Sincerely,

Kenneth R. Connors
Owner / Administrative Member
MegaByte Pizza Co.